

**O.C. Property Owners Association, Inc
Management Certificate**

1. Name of Subdivision: Oak Country POA
2. Name of Association: O.C. Property Owners Association, Inc.
3. Location of Association: Hwy 16 & Oak Country; Helotes, TX78023
4. Mailing Address for the Association: c/o Trio HOA Management
17806 IH 10 West Suite 300; San Antonio, TX 78257
5. Contact Information for the Association: Trio HOA Management
www.TrioHOA.com; contact@triohoa.com
Phone: 210-399-1402
6. Community Website: <https://oakcountry.eunify.net>
7. Recording Information:
 - Volume 6, Pages 45-46, Plat Records of Bandera County, Texas
 - Volume 5, Pages 22-23, Plat Records of Medina County, Texas
8. Recording Declaration
 - Restrictions Imposed on Real Estate by Owners, County of Bandera, #34350
 - Amendment of Restrictions, County of Bandera & Medina Volume 224, Page 630 & Volume 224, Page 228, Document #36551 & #36658
 - Warranty Deed with Vendor's Lien on Community Lot 58 Well Easement, Volume 252 Page 801, #44450
 - Easement Deed, Volume 252, Page 786 & Volume 343, Page 414
 - Bylaws Volume 1131, Page 915, #229220; #2019000283 in Medina County, Texas
 - Religious Item Display Policy, Vol. 1131, Page 912 #0029219 in Bandera County, #2019000282 in Medina County, Texas
 - Solar Energy Devices Policy, Vol. 1131, Page 908 #229218 in Bandera County, #2019000281 in Medina County, Texas
 - Flagpole Policy, Vol. 1131, Page 904 #229217 in Bandera County, #2019000280 in Medina County, Texas
9. Other information the Association considers appropriate: Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for the title company to correctly identify the subdivision and to contact its governing Association. This certificate does not purport to identify every piece of information pertinent to the subdivision. No person should rely on this certificate for anything other than instructions for contacting the Association in connection with the transfer of title to a home in the subdivision. The register agent for the Association is on file with the Texas Secretary of the State.
10. Fees associated with the Transfer of Ownership:
 - a) Transfer Fee \$200
 - b) Resale Certificate \$375- includes Financials, Insurance, Governing Documents
 - c) Statement of Account \$125.00
 - d) Bundles are available for a resale and statement account to be ordered together. Documents needed for closing are subject to change due to what documents are ordered and the time frame for processing.

11. Association Management or Representative: Trio Homeowners Association Management

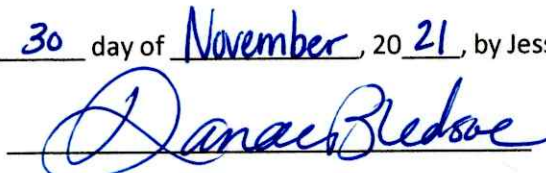
O.C. Property Owners Association, Inc.

A Texas Non-Profit Corporation

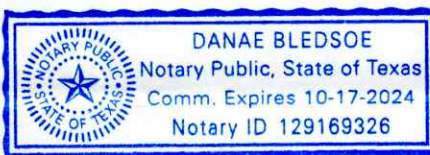
By: Jessica Ramirez, Managing Agent

STATE OF TEXAS
COUNTY OF BEXAR§
§

This instrument has been acknowledged on this 30 day of November, 20 21, by Jessica Ramirez whose name and signature appears above.



Notary Public, State of Texas



Return to
Danae Bledsoe
17806 IH-10W.
Ste 300
San Antonio TX 78257

Filed for Record in:
Bandera County

On: Dec 01, 2021 at 09:01A

As a
Recording

Document Number: 00248931

Amount 30.00

Receipt Number - 160725

By,
Dorothy Koch

Any provision herein which restricts the sale, rental or use of the described real property because of color or race is invalid and unenforceable under Federal Law.

STATE OF TEXAS
COUNTY OF BANDERA

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the official records of: Bandera County as stamped hereon by me.

Dec 01, 2021

Tandie Mansfield, County Clerk
Bandera County